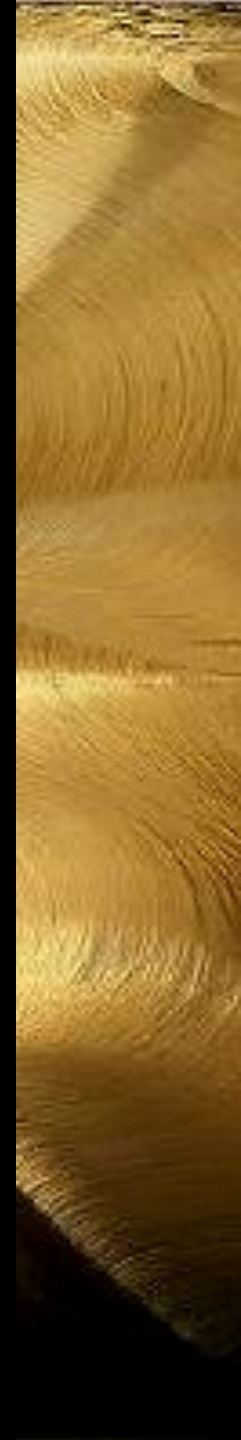




THE RESIDENCES

MANDARIN ORIENTAL

BANGKOK





On Bangkok's luminous skyline, a new legend is about to be born.
For those who have scaled the pinnacle of achievement,
the time has come to take pride of place in the center of it all

Make The Legend Your Legacy



THE RESIDENCES
MANDARIN ORIENTAL
BANGKOK



Project	The Residences at Mandarin Oriental Bangkok
Developer	The Iconsiam Superlux Residences Corporation Limited
Location	Along the bank of Chao Phraya River, diagonally across from Mandarin Oriental, Bangkok
Type	Luxury Condominium 52 stories - Residences 46 fl - Automated Parking System 6 fl - Conventional Parking Basement 1 fl - Ground Floor Facilities 1 fl - River Duplex Facility 2 fl - Sky Facility 1 fl - MEP 2 fl
Unit amount	146 units
Plot Area	4.9 Rais (4-3-61.9) (7,847.60 sq.m.)
Total NSA	26,301 sq.m.
Green Area	1,800 sq.m.



1. Takashimaya 2. Main Retail 3. Luxury Retail
4. Magnolias Waterfront Residences at ICONSIAM 5. The Residences at Mandarin Oriental, Bangkok



	TYPE	SQ.M	UNIT	Total Unit	%	PARKING
2Bedroom	BA	127.87	36	95 Units	65%	2
2Bedroom	BB	150.17	41			2
2Bedroom	BC	165.40	18			2
3Bedroom	CA	222.21	41	46 Units	32%	2
3Bedroom	CB	228.88	5			2
4Bedroom	PA,PB,PC	380.93 to 383.98	3	5 Units	3%	4
4Bedroom	PD	U 160 L 226.12	1			4
	PE	L 386.95 + U 335.48 (707.28)	1			4
	Total Unit		146			

*** Note: * The area figures are draft option which will be changed later due to the structure adjustment.**




THE RESIDENCES
MANDARIN ORIENTAL
BANGKOK


MANDARIN ORIENTAL
BANGKOK

THE PENINSULA
BANGKOK


Shangri-La hotel
BANGKOK


Millennium Hilton
Bangkok


Sheraton



FACILITIES



4 Floors Facilities

Ground Floor Facilities 1st Level (430 sq.m)

Grand residential lobby
The Chao Phraya Lounge
The Mandarin Gallery

Sky Pavilion 36th Level (485 sq.m)

Siam Salon
The Library
Lotus Business Suite
The Oriental Salon

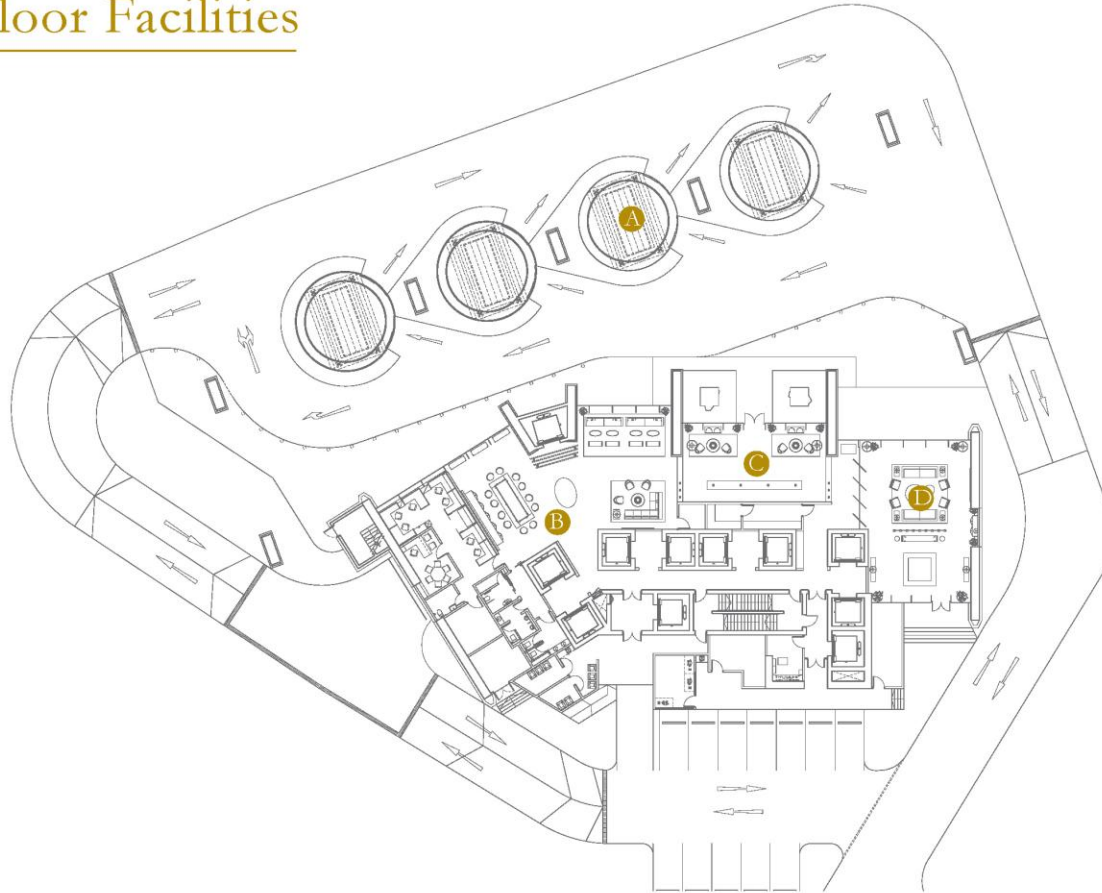
River Clubhouse Duplex Facilities 4th - 5th Level (Indoor 535 sq.m / Outdoor 1,425 sq.m)

Children's Playroom
Female Changing Room and Male Changing Room
Steam Room
Game Room
Garden Loft
Poolside BBQ Terrace
River Terrace

Playground
Infinity Swimming Pool & Cabana
Children's Pool
Golf Simulator
Fitness & Wellness
Private Studio

Ground Floor Facilities

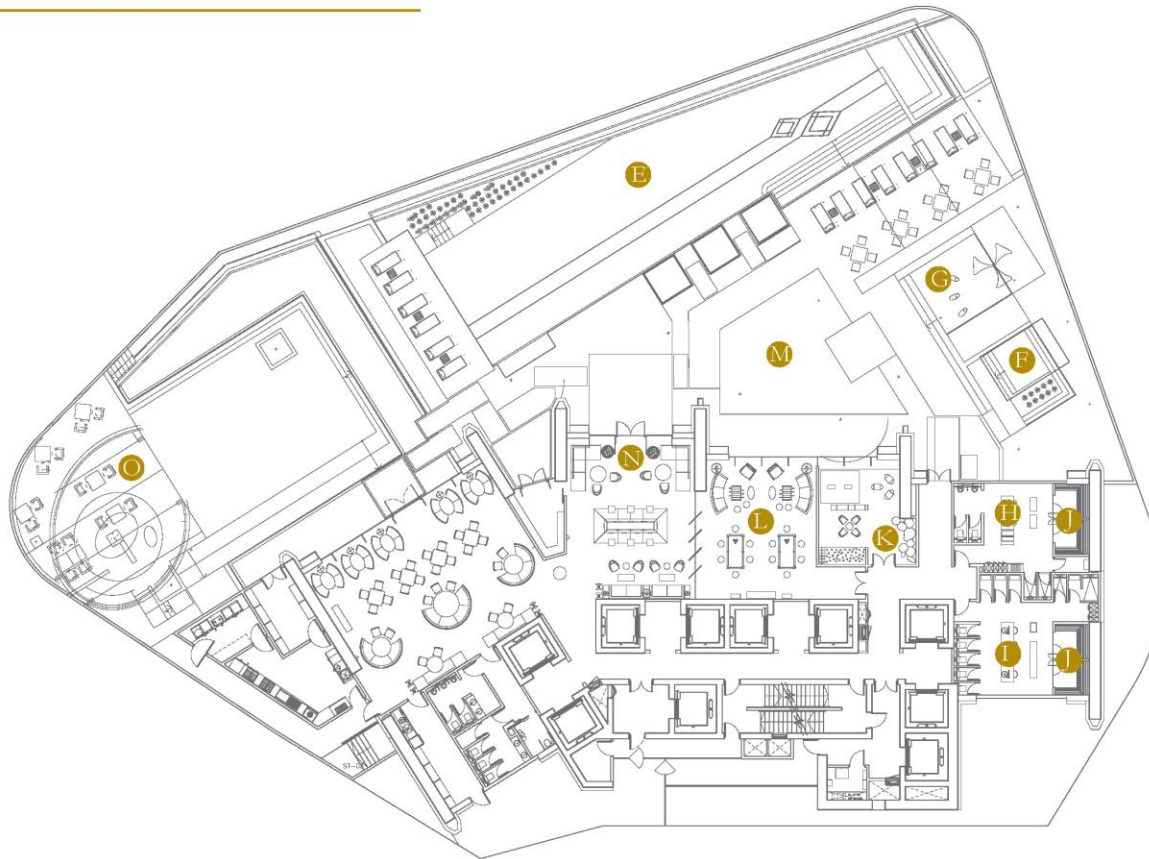
Floor 1st



- A Auto Parking
- B The Mandarin Gallery
- C Grand Residential lobby
- D The Chao Phraya Lounge

River Clubhouse Facilities

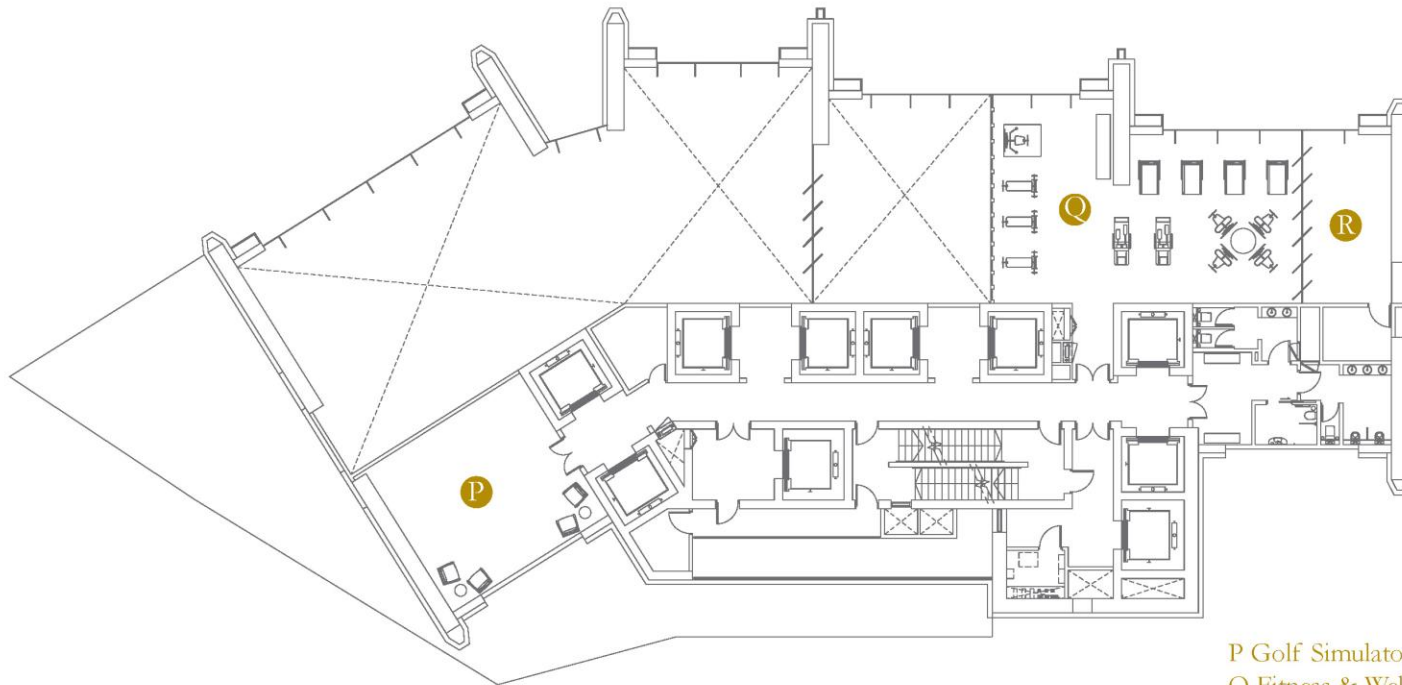
Floor 4th - 5th



- E Infinity Swimming Pool & Jacuzzi
- F Children's Pool
- G Playground
- H Female Changing Room
- I Male Changing Room
- J Steam Room and Sauna
- K Children's Playroom
- L Game Room
- M River Terrace
- N Dining Area
- O Poolside BBQ Terrace

River Clubhouse Facilities

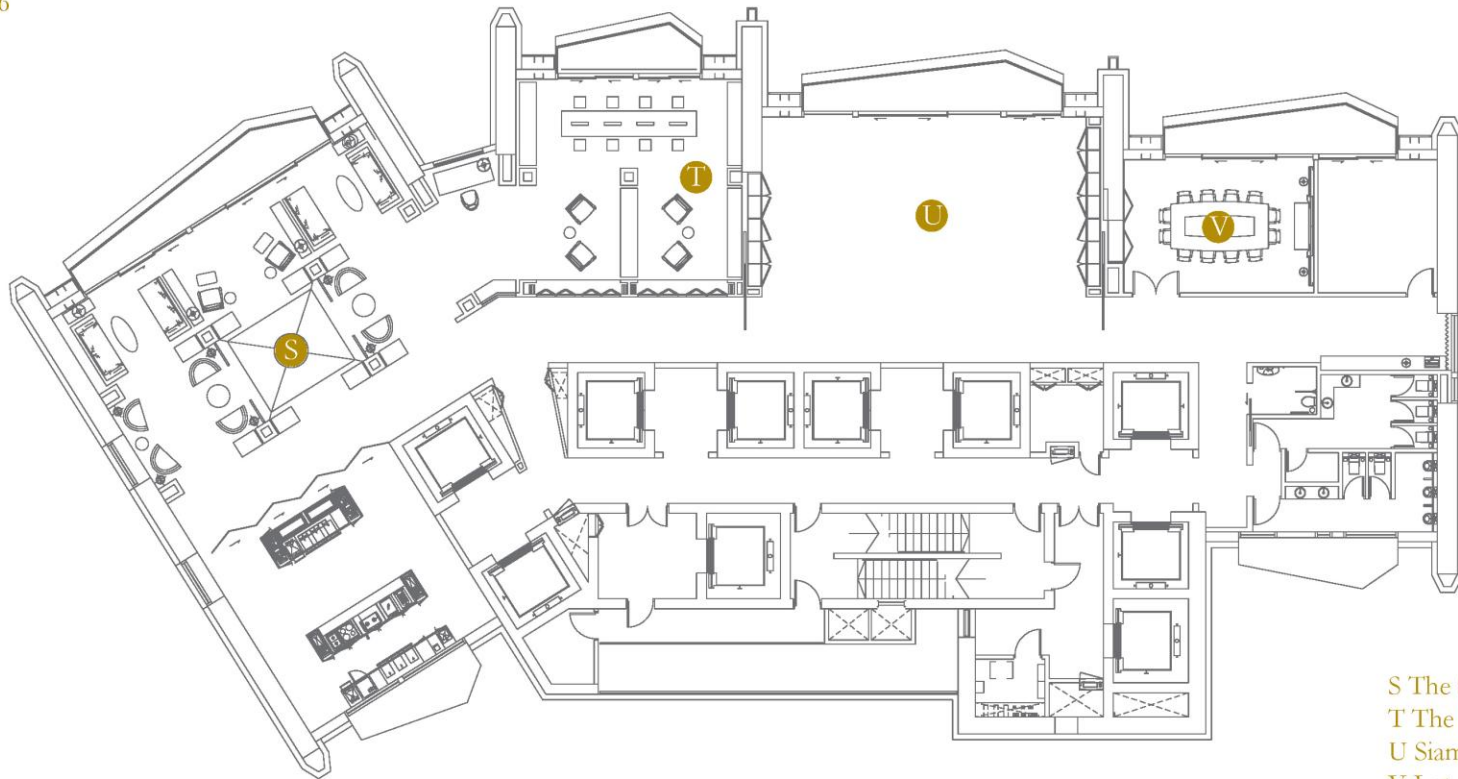
Floor 4th - 5th



P Golf Simulator & virtual game room
Q Fitness & Wellness
R Private Studio

Sky Pavilion

Floor 36th



- S The Oriental Salon
- T The Library
- U Siam Salon
- V Lotus Business Suite



Drop off and driveway

Ground Floor Facilities / 1st Level (430 sq.m)











The Chao Phraya Lounge

River Clubhouse Facilities 4th - 5th Level (Indoor 535 sq.m / Outdoor 1,425 sq.m)





MAGNOLIAS
WATERFRONT RESIDENCES
ICONSIAM



THE RESIDENCES
MANDARIN ORIENTAL
BANGKOK





SERVICES
by Mandarin Oriental, Bangkok



Services by Mandarin Oriental, Bangkok

Services at Residences

- Standard Services
- Extra services
- A-la cart Service

Living at Mandarin Oriental gives new definition to luxury living with daily pampering and attention from our dedicated team of residential colleagues. Owners of our private homes have exclusive access to Mandarin Oriental's luxury hotel experience just moments away. With more Michelin-starred restaurants than any other hotel group in the world, renowned holistic spas and distinctive design, Mandarin Oriental provides residents with amenities that complement their lifestyle.





Services by Mandarin Oriental, Bangkok

Services at Residences

- 24-hour concierge services
- 24-hour doorman
- 24-hour car valet
- 24-hour security
- Property management by MOHG
- Personalized mail delivery
- Luggage and package receipt and delivery service





Services by Mandarin Oriental, Bangkok

Elite Card

Owners will gain immediate access to Mandarin Oriental's Residences Elite programme upon purchase. At home, experience legendary concierge service and bespoke benefits on a daily basis. When travelling, the Residences Elite card offers access to exceptional recognition and benefits when staying at any Mandarin Oriental hotel around the world including VIP status, room upgrades, and complimentary continental breakfast for two and WiFi.

Services at Hotel

- Benefits at Home
- Benefits while Away



PURCHASE OPTIONS

- Fully Fitted
- Fully Furnished





FULLY FITTED

1. Private Lift Lobby
2. Custom-designed Flooring
3. 3.2 meters ceiling height
4. Floor to Ceiling Window
5. Unparalleled view
6. Bathroom
7. Kitchen
8. Walk-in Closet
9. One of a kind specification
10. Storage & Wash Area
11. Infrastructure System



Private Lift Lobby



BEDROOM WOOD TILE



LIVING ROOM FREDERIKSBORG PATTERN



Minimum 3.2 meters ceiling height



Floor to Ceiling Window



Unparalleled view



Unparalleled view





Walk-in Closet



oulthaupt

SHOWN KITCHEN CABINET

GAGGENAU

SHOWN KITCHEN APPLIANCES

FRANKE

KITCHEN SINK & FAUCET

SIEMENS

ENCLOSED KITCHEN APPLIANCES



ESTD. 1978

WATERWORKS

SANITARY WARES & ACCESSORIES

TOTO

LAVATORY

hansgrohe

RAIN SHOWER



Sand-beige aluminum

With its unique anodizing method, bulthaup can produce aluminum surface finishes in fully reproducible colors that are robust enough for everyday use. These finishes create a warm, pleasant look and feel that changes with the light - lending a unique character to the kitchen design.

bulthaup b3 is the design system for anyone who wants simply one thing: The very best. Every bulthaup b3 living space is unique. This is illustrated by its architectural independence and the limitless possibilities for expressing personal style.



bulthaup

If you're looking for the best,
then look no further than Gaggenau.

Close v

Our appliances are authentic and present in every detail. Authentic in the choice of materials, present in their design language. We only use materials that are aesthetic and durable: Stainless steel, aluminium, brass, cast iron, enamel and glass. Each appliance thus gets a completely unique feel. And impresses with designs that correspond precisely to its character. Sophisticated product design always considers the effect of the appliance in the room. A factor that is more important than ever today, as kitchens are increasingly becoming the centre of the home architecturally also. Our design language transforms appliances into sculptural objects, lending our products an incisive generosity.

GAGGENAU



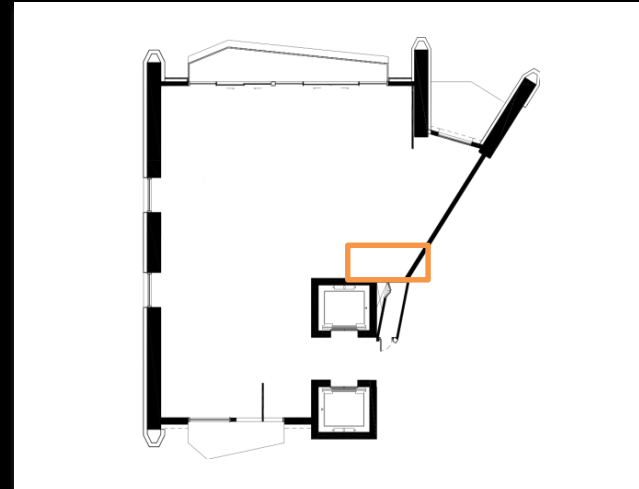
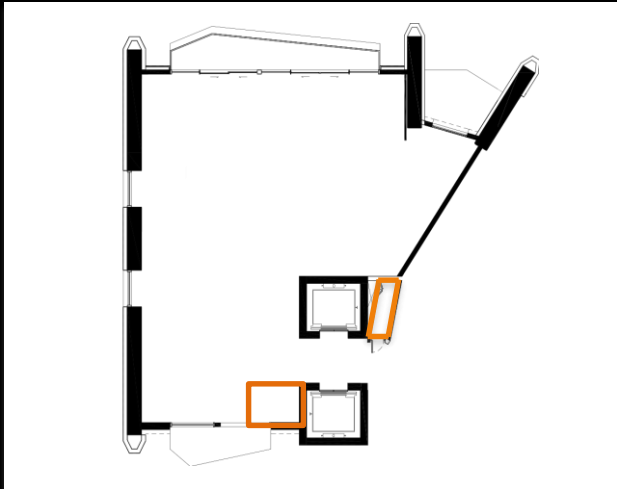
hansgrohe

TRANSIT

Solid, bold and sculptural elements are tailored and subtly refined by sharp lines and clean edges in the Transit collection. Edited to just the essential elements, Transit has a masculine appeal while reflecting a keen sense of balance, proportion and scale.

WATERWORKS
STUDIO





What Is VRV?

Variable

System output depending on required load

Refrigerant

R-410A Direct Expansion System

Volume

Refrigerant flow regulated by electronic expansion valve and varying compressor capacity





ESTD. 1978

WATERWORKS

hansgrohe





FULLY FURNISHED

The fully furnished option includes all the features of the fully fitted option,
plus:

Loose furniture
Carpets/Curtains/Wallpaper
Tailor-made headboards by Fromental of London
lighting fixtures





CRAFTSMANSHIP

As an address that celebrates not only exclusivity but originality, The Residences at Mandarin Oriental, Bangkok curates a lifestyle based on inspiration and craftsmanship. This emphasis on the exception to the rule is evident in the beautiful furnishings custom-designed exclusively for the Residences. Contemporary and stylish, each design in this one-of-a-kind collection is an imaginative blend of form and function, and hand-crafted by master craftsmen in a painstaking manufacturing process to ensure the highest quality. For new owners who endorse this design vision and wish to retain the original décor in their homes











Handmade Headboard of silk and paint.

APPENDIX



Parking Space

No. Car Park

Automated Parking 6 floor (Sedan 4 floors & SUV 2 floors) (54*6=324)

Conventional Parking Basement 17

Serviced 11

Total Client Parking 341

Total

INTERIOR SPECIFICATION

Public Area	Design by Joyce Wang
Residence	Material/ Brand
General Floor	Special Pattern of Wood Engineering Floor at Living area & Wood Engineering Floor Plank in Bedrooms
General Wall	Paint
Kitchen Floor	Stone
Bathroom Floor	Stone and Mosaic
Bathroom Wall	Stone
Lighting	Halogen down light with electric transformer , LED and Compact Fluorescent
Kitchen Cabinet	B3 series; Group 5; Sand beige aluminum finishing by Bulthaup
Kitchen Appliance for 2Bedroom	Gaggenau: Combi, Hood & Hob / Siemens: Freeze & Cooler, Dishwashing Machine, Washer & Dryer
Kitchen Appliance for 3Bedroom	Gaggenau: Microwave, Oven, Hood & Hob / Siemens: Freeze & Cooler, Dishwashing Machine, Washer & Dryer
Kitchen Appliance for 4Bedroom	Gaggenau: Microwave, Oven, Hood & Hob, Freeze & Cooler, Dishwashing Machine, Washer & Dryer, Wine Cellar
Kitchen Sink & Faucet	Franke
Bathroom Fixture	Neorest, Waterwork and Hansgrohe

TOTO

FRANKE

TOTO > สุขภัณฑ์ > พร้อมฝารองนั่งอัตโนมัติ > NEOREST

CES985PVA สุขภัณฑ์ แบบขึ้นเดียว 4.8/3.4 ลิตร รุ่น NEOREST AH UPDATE



[คลิกเพื่อดูภาพขยาย]

รหัส : CES985PVA
ยี่ห้อ : TOTO
รุ่น : NEOREST AH
ราคาปกติ : 260,000.00

รายละเอียดย่อ :
CES985PVA#NW1 เฉพาะสุขภัณฑ์นิโอเรส เอเอช
TCF9786JA#NW1 ฝารองนั่งอัตโนมัติ
TX215C Slip in connector
A001 Adaptor

รายละเอียดทั้งหมด :
CES985PVA สุขภัณฑ์ แบบขึ้นเดียว 4.8/3.4 ลิตร รุ่น NEOREST AH

CES985PVA
โถสุขภัณฑ์ขึ้นเดียว พร้อมฝารองนั่ง และระบบชำระล้างอัตโนมัติ ด้วยรีโมทคอนโทรล
ระบบการชำระล้าง : Tornado ใช้น้ำ 4.8/3.4 ลิตร
Hybrid Ecology System
ระยะ 0 ท่อถึงผนังที่ติดตั้งแล้ว : 120-153 มม. (ท่อออกผนัง)
ฝารองนั่งอัตโนมัติ รุ่นTCF9786JA
ขนาด : 389 x 705 x 547 มม.
เคลือบสาร CeFIONtect



STONE BASIN



BALCONY WOOD TILE



FREDERIKSBORG PATTERN

GAGGENAU



HOOD : AH900161 (60cm)

2Bedroom

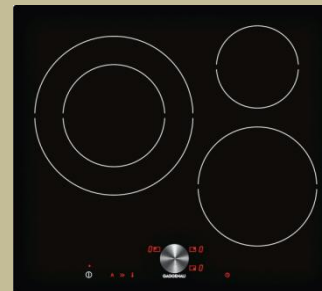
- Especially quiet
- Easy filter change
- 3 electronically control output levels
- Run on function
- Intensive mode
- Grease filter saturation indicator



HOOD : AH900191 (90cm)

3Bedroom and Penthouse

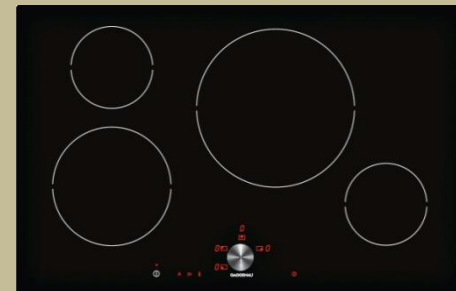
- Especially quiet
- Easy filter change 3 electronically control output levels
- Run on function
- Intensive mode
- Grease filter saturation indicator



HOB : CI262102 (60cm)

2Bedroom

- Frying sensor function for 15cm. and 21cm. Cooking zone
- Super booster function for each cooking zone
- Twist-Pad control with removable magnetic knob
- Short-term timer
- Memory function



HOB : CI481102 (80cm)

3Bedroom and Penthouse

- Frying sensor function for 15cm. and 21cm. Cooking zone
- Super booster function for each cooking zone
- Twist-Pad control with removable magnetic knob
- Short-term timer
- Memory function



COMBI : BMP251110 (60cm)

2Bedroom

- Interior volume 36 liters
- Microwave operation with 5 output level
- Option to save individual recipes
- Clear text display in 25 languages
- Hygienic stainless steel interior with glass ceramic base
- Interior back wall with catalytic coating



MICROWAVE : BMP225110 (60cm)

3Bedroom and Penthouse

- Handless door/ automatic door opening
- Interior volume 21 liters
- Microwave operation with 5 output intensity
- Full surface grill with 3 level of intensity
- Option to save individual recipes
- Hygienic stainless steel interior with glass ceramic base



OVEN : BOP251110 (60cm)

3Bedroom and Penthouse

- 13 heating methods, with core temperature probe
- Electronic temperature control from 30C to 300C
- 76 liters net volume
- Energy efficiency class A
- Clear text display in 25 languages
- Option to save individual recipes
- Pyrolytic system
- Gaggenu enamel



DISH WASHER : DF260163 (60cm)

Penthouse

- 6 programmes with aqua sensor and 4 options, such as Power and Intensive: Clean and dry dishes in 59 minutes
- Remaining time projection onto the kitchen floor
- Very quiet: 42 dB
- Energy efficiency class A++
- Aqua sensor
- Heat exchanger

GAGGENAU



WINE CELLAR : RW404261 (60cm)

PA PB PC PD Penthouse

- Two independently controllable climate zones
- Consistent temperature with exact control from +5C to +20C
- Humidity control
- Capacity 34 bottles
- Presentation light option in each climate zone, dimmable
- Automatic defrosting with defrost water evaporation
- 1 activated charcoal air filter for both climate zones.
- UV-protection

WINE CELLAR : RW464361 (60cm)

PE Penthouse

- Two independently controllable climate zones
- Consistent temperature with exact control from +5C to +20C
- Humidity control
- Capacity 99 bottles
- Antimicrobial activated charcoal air filter
- UV-protection
- Energy-saving vacation mode
- Interior lighting with 2 ceiling spots in each climate zone, can be used as presentation light.

FREEZER : RF287202 (60cm)

Penthouse

- Cushioned door closing system allowing a soft and controlled door closure
- Energy efficiency class A++
- Dynamic cold air distribution
- No-frost technology with fast freezing
- Temperature adjustment from -16C to -24C
- Freezing capacity 25kg/24h.
- 5 Freezer drawers, 1 of which extra large
- 2 safety glass shelves with transparent front

COOLER : RC289203 (60cm)

Penthouse

- Maximum usage of interior: stepped shelf, full depth shelves as well as integrated
- Easy access: fully extendable shelves and drawers
- Three climate zones incl. fresh cooling close to 0C
- Smooth running fully extendable telescopic pull out racks and a cushioned closing system allow a soft and controlled closure of the drawers
- Energy efficiency class A++
- Dynamic cold air distribution
- Cushioned door closing system from 20C door opening angle, integrated in door hinge
- Fast cooling
- Automatic defrosting with defrost water evaporation
- Temperature adjustable from +2C to +8C

SIEMENS



REFRIGERATOR :
KI87SAF30 (60cm)
2Bedroom and 3Bedroom
•Net capacity : 272 liter
•Super cool function
•Holiday mode / Economy setting
•HydroFresh Box with humidity control – keeps fruit and vegetable up to 2 * longer fresh



WASHING MACHINE :
WM12P260TH
2Bedroom, 3Bedroom and Penthouse
•8kg capacity
•Special programmes : quick 30' / 15'
•The new speedPerfect – get your wash done up to 65% faster or ecoPerfect – cut energy use up to 30%, and still get perfectly clean laundry
•WaterPerfect : automatic load adjustment system



DRYER :
WT46E303TH
2Bedroom, 3Bedroom and Penthouse
• 8kg Drying capacity
• 13 programs
• Air flow drying system : Big stainless steel drum with textile care structure, soft design paddles
• Special programmes: woolen finish, outdoor, lingerie, 20 min caliente, rapid 40



DISH WASHER :
SN65M009EU (60cm)
2Bedroom and 3Bedroom
•13 place setting
•Energy A++ (0.92kwh)/ Drying A/ Cleaning A
•5 programmes
•Extra dry functions for more efficient cleaning and drying effect
•HydroSensor – automatically detects soiling in water
•HydroSafe – ultimate leak protection system for 24 hour.

SANITARY WARE SPECIFICATION DETAIL

Sanitary Ware		
Residences (INSIDE UNITS)	Brand	Description
Master Bathroom		
Customade Basin (His & Her)	THCM/Stone Gallery : Dig out stone	Dig out : Black Forest Stone (W550*D530*H150) or Blue Supergenti (To be confirmed)
Basin Faucet	Waterwork : Transit	Nickel 07-84934-28405
Toilet	Toto: Neorest	Neorest : CES3985PVA
Bathtub with whirlpool system (Deck Mount)	DMHome Supplier: Whirlpool system with 6 jets	DMHome Brand: UK-803(W) Built-in/ UK-014(W) Free Stand
Bathtub Mixer	Waterwork : Transit	Nickel 09-06332-87065
Bathtub with whirlpool system (Free Stand)	DMHome Supplier: Whirlpool system with 6 jets	DMHome Brand: UK-803(W) Built-in/ UK-014(W) Free Stand
Bathtub Mixer	Waterwork : Transit	Nickel 09-06332-87065
Rain Shower	Hansgrohe : Raindance 260*260	Raindance 260 x 260 mm Air 1jet : 26472000
Hand Shower	Waterwork : Transit	Nickel 05-26121-96899
Shower : Shut Off Valve, Diverter, Pressure Balance Control	Waterwork : Transit	Nickel 05-50886-26547/26-13288-17225/05-63090-25056/05-70605-64174/02-19129-09166
Door hook	Waterwork : Transit	Nickel 22-25477-37711
Roll holder	Waterwork : Transit	Nickel 22-74509-91037
Standard Bathroom		
Basin	THCM/Stone Gallery : Dig out stone	Dig out : Black Forest Stone (W550*D530*H150) or Blue Supergenti (To be confirmed)
Basin Faucet	Waterwork : Transit	Nickel 07-84934-28405
Toilet	Toto: Neorest	Neorest : CES3985PVA
Rain Shower	Hansgrohe : Raindance 260*260	Raindance 260 x 260 mm Air 1jet : 26472000
Hand Shower	Waterwork : Transit	Nickel 05-26121-96899
Shower : Shut Off Valve, Diverter, Pressure Balance Control	Waterwork : Transit	Nickel 05-50886-26547/26-13288-17225/05-63090-25056/05-70605-64174/02-19129-09166
Door hook	Waterwork : Transit	Nickel 22-25477-37711
Roll holder	Waterwork : Transit	Nickel 22-74509-91037
Modern push touch drain		Include with Basin Faucet
Powder Room		
Basin	THCM/Stone Gallery : Dig out stone	Dig out : Black Forest Stone (W550*D530*H150) or Blue Supergenti (To be confirmed)
Basin Faucet	Waterwork : Transit	Nickel 07-84934-28405
Toilet	Toto: Neorest	Neorest : CES3985PVA
Door hook	Waterwork : Transit	Nickel 22-25477-37711
Roll holder	Waterwork : Transit	Nickel 22-74509-91037
Modern push touch drain		Include with Basin Faucet

KITCHEN APPLIANCE SPECIFICATION DETAIL

Kitchen Appliance			36	41	18	41	5	3	1	1
Description	Brand	Description	BA	BB	BC	CA	CB	PA PB PC	PD	PE Duplex
Show-Kitchen										
Hood	Gaggenau	AH900191 (90cm.)	-	-	-	1	1	1	1	1
Hood	Gaggenau	AH900161 (60cm.)	1	1	1	-	-	-	-	-
Induction cooktop	Gaggenau	CI481102 (80cm.)	-	-	-	1	1	1	1	1
Induction cooktop	Gaggenau	CI262102 (60cm.)	1	1	1	-	-	-	-	-
Microwave	Gaggenau	BMP225110 (60cm.)	-	-	-	1	1	1	1	1
COMBI	Gaggenau	BMP251110 (60cm.)	1	1	1	-	-	-	-	-
Oven	Gaggenau	BOP251110 (60cm.)	-	-	-	1	1	1	1	1
Cooler	Gaggenau	RC289203 (60cm.)	-	-	-	-	-	1	1	1
Freezer	Gaggenau	RF287202 (60cm.)	-	-	-	-	-	1	1	1
Cooler & Freezer	Siemens	KI87FAS30 (60cm.)	2	2	2	2	2	-	-	-
Dishwasher	Siemens	SN65M009EU (60cm.)	1	1	1	1	1	-	-	-
Dishwasher	Gaggenau	DF260162 (60cm.)	-	-	-	-	-	1	1	1
Washer	Siemens	WM12P260TH (60cm.*60cm.)	1	1	1	1	1	1	1	1
Dryer	Siemens	WT46E303TH (60cm.*60cm.) + WZ20310 (Stacking)	1	1	1	1	1	1	1	1
Wine Cellar	Gaggenau	RW404261 (60cm.)	-	-	-	-	-	1	1	-
Wine Cellar	Gaggenau	RW424260 (60cm.)	-	-	-	-	-	-	-	1
Sink+Wooden Board+Bowl	Franke	Franke : PZX 110-79	1	1	1	1	1	1	1	1
Faucet	Franke	Franke : Planario Pull	1	1	1	1	1	1	1	1
Thai-Kitchen										
Hood	Siemens (Standard)	LI15021TH (60cm.)	-	-	-	1	1	1	1	1
Standard Cooktop	Siemens (Standard)	ET651NE17E (60cm.)	-	-	-	1	1	1	1	1
Microwave	Siemens (Standard)	HF15G561	-	-	-	-	-	1	1	1
Cooler & Freezer	Siemens (Standard)	KD26NVS10J	-	-	-	-	-	1	1	1
Sink		2 sinks : 80cm.	-	-	-	1	1	1	1	1
Faucet		Standard	-	-	-	1	1	1	1	1



THE RESIDENCES

MANDARIN ORIENTAL

BANGKOK

